

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixteenth day of June 2004, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
Jeffrey H. Simme, Building & Zoning Inspector  
Richard J. Sherwood, Town Attorney  
Mary Nowak, Recording Secretary

Meeting #10  
June 16, 2004

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Town Engineer: Robert Labenski

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held June 16, 2004. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:30 PM. Motion was made by John Gober to approve the minutes from the June 2, 2004 Planning Board Meeting. Motion was seconded by Melvin Szymanski and unanimously carried.

**COMMUNICATIONS:**

## **ACTION ITEMS -**

MINOR SUBDIVISION-TWO RESIDENTIAL LOTS ON THE WEST SIDE OF SIEBERT ROAD SOUTH OF WILLIAM STREET. PROJECT NO. 0185. CONTACT PERSON: HELEN JANDZINSKI

At the request of the applicant, this project has been canceled until further notice.

SITE PLAN REVIEW-FRIENDLY'S RESTAURANT, 6671 TRANSIT ROAD (4,655 SQ. FT.) & CONVENIENCE STORE 6677 TRANSIT ROAD (3,600 SQ. FT.) WITH SIX GAS PUMPS. PROJECT NO. 4016. BUILDING SITE IS ON THE FRONT PARCEL OF KUNVARJI HOTELS INC. CONTACT PERSON: JERRY YOUNG.

Jerry Young, Doug Vanstrom, Ron Baden, Project Manager, and Shawn Wright, Young Architectural presented to the Planning Board the site plan for the proposed Friendly's Restaurant at 6671 Transit Road (4,655 sq.ft.) and convenience store (3,600 sq.ft.) at 6677 Transit Road with six gas pumps. This project will be built on the front parcel of the previously approved Kunvarji Hotels. Construction of the hotels will begin within the next twelve months. The Friendly's Restaurant will be a new prototype store. Since the back of the convenience store will be facing the hotels, it will be finished off. The site plan shows 67 parking spaces for the Friendly's Restaurant and 18 parking spaces for the convenience store. The Planning Board recommended a striped pedestrian crossing area between the gas pumps and the convenience store. Drainage for this project was included with the site plan for the two hotels. Mr. Vanstrom stated that the entire detention basin will go in with the construction of the first project. He also explained that two injection wells will be drilled. Member Anderson told the applicant that a permit may be necessary for drilling the wells, and that he will need to contact the New York State Dept. of Environmental Conservation regarding this permit. A question was raised by Councilmember Stempniak as to whether the excavation for the gas tanks will compromise the injection wells affecting drainage. Mr. Young stated that the gas tanks could be moved away from the injection wells, and that he will look into this for the next Planning Board meeting. This project lies along the section of Transit Road that will be widened in 2005. The placement of Freeman Road as part of the widening project has not been decided by the New York State Dept. of Transportation. Since access to the north side of the convenience store and gas pumps will be from Freeman Road, the Planning Board did not feel that a recommendation regarding approval of this project could be made at this time. The Planning Board requested a site plan showing a private road with a 50' driveway to access the north side of the convenience store and gas pumps. They also would like to see an overview of this project showing both sides of Transit Road. Although a landscaping plan was included with this project, the Planning Board told the applicant to contact Crew Chief Terrence McCracken for approval of the landscaping.

## **DETERMINATION**

At the request of the applicant, this project has been tabled to the July 7, 2004 Planning Board Meeting. Applicant will provide the Planning Board with additional information regarding access to the north side of the convenience store and gas pumps and an overview of this project showing both sides of Transit Road. Motion was made by Michael Myszka, seconded by John Gober and unanimously carried.

SITE PLAN REVIEW-VIDEO REPAIR CENTER, 5395 GENESEE STREET. PROPOSED 2,080 SQ.FT. ADDITION TO EXISTING METAL BUILDING, ALSO 1,040 SQ. FT. STORAGE BUILDING FOR

FUTURE SITE. PROJECT. NO. 4025. CONTACT PERSON: JERRY YOUNG

Jerry Young presented to the Planning Board the site plan for the proposed 2,080 sq. ft. addition to the existing metal building at 5395 Genesee Street. The plan also shows a 1,040 sq. ft. storage building for a future site. The addition to the existing building will be 26 ft. X 80 ft. and will be used for cold storage. The site plan shows an additional 20-ft. paved area. Mr. Young stated that there will also be a sidewalk to the mandoor on the west side of the building. The addition will have wallpack lighting along the exits. Drainage- Mr. Young told the Planning Board that the existing swale will be cut and cleaned. A catch basin will be installed with a 12" line running underground. Although no landscaping plan was submitted, the Planning Board stated that no special landscaping was required. The Planning Board told the applicant that if Phase II of this project is completed, a driveway extension must be constructed on a dust-free hard surface.

#### DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the condition that if Phase II of this project is completed, a driveway extension must be constructed on a dust-free hard surface. Motion seconded by Michael Myszk and unanimously carried.

#### OTHER MATTERS

Administrative Matters - Member Anderson told the Planning Board that she would not be able to attend the August 18, 2004 Planning Board Meeting. Chair Keysa stated that he would also not be able to attend that meeting. Member Szymanski stated that he did not think he would be at that meeting either. After a brief discussion, Steven Socha made a motion to cancel the August 18, 2004 Planning Board meeting and schedule a Planning Board meeting for August 4, 2004 in place of the canceled meeting. Motion seconded by Melvin Szymanski and unanimously carried.

At 8:38 PM Lawrence Korzeniewski made a motion to adjourn the meeting. Motion seconded by Steven Socha and unanimously carried.